



18 Allotment Drive, Wolston, Coventry, CV8 3NR

HOWKINS &
HARRISON

18 Allotment Drive,
Wolston, Coventry, CV8 3NR

Guide Price: £325,000

A beautifully presented two bedroom Spitfire Home nestled in the heart of the popular village of Wolston. Thoughtfully designed and upgraded by the current owner this three bedroom house is finished to an exceptional standard and offers energy-efficient living, contemporary interiors and quality fittings throughout.

Features

- Open plan living & NHBC guarantee
- Upgraded by the current owner
- Bespoke Fixtures & Fittings with House alarm system
- Amtico flooring & Underfloor heating to the ground floor
- Principal bedroom with en-suite and fitted wardrobes
- Bespoke fitted understairs storage
- Additional fitted cupboards to the kitchen
- Parking for two vehicles & enclosed rear garden
- Solar panel & air source heat pump
- Within easy commutable distance to both Coventry and Rugby



Location

The village of Wolston offers a range of local amenities to include shops, public houses, post office, doctor's surgery and an excellent primary school (St Margarets Church of England primary school). Coventry City centre is 7.5 miles distant with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively.

Rugby rail station has a high-speed train service to London Euston in approximately 50 minutes and Birmingham International Airport is approximately 18 miles distant.



Ground Floor

Enter into a welcoming open plan kitchen/dining/sitting room which offers flexible living accommodation and has been upgraded by the current owner. There is underfloor heating throughout this floor along with attractive Amtico flooring. Stairs rise to the first floor and have been fitted with useful bespoke built shoe and cloak cupboards with a further understairs cupboard accessed via an oak door providing additional storage.

The kitchen is fitted with a variety of neutral wall and base shaker style kitchen cabinets, cutlery and pan drawers with attractive work surface and complimenting splash back panels over. Appliances include Bosch induction hob, electric oven with extractor fan over, fridge, freezer, washing machine and dishwasher along with integral bins. There is a further shaker style pantry cupboard to one wall fitted by the current owner. A cloakroom is fitted with a wash hand basin and wc with wall mounted flush. French doors from the rear of the sitting area provide access to the garden.



First Floor

A galled landing with oak top banister has oak doors leading to the first floor accommodation. The principal bedroom overlooks the rear aspect and is fitted with sliding mirror wardrobes to one wall with an upgraded en-suite fitted with attractive neutral Porcelanosa tiling, chrome and glass shower enclosure, low level wc with wall mounted flush, chrome heated towel ladder and wash hand basin. The guest bedroom overlooks the front aspect and is fitted with a bespoke desk with drawers to one wall making an ideal study area. Adjacent the upgraded family bathroom benefits from a wall hung wash hand basin, low level wc with wall mounted flush, chrome heated towel ladder, bath with shower screen and shower over with Porcelanosa tiling to the splash back areas.

Outside

The front of the property is designed to be particularly low maintenance with a tarmacadam drive which provides parking for two vehicles. There are established borders planted with a variety of shrubs and flowers with bark chippings and a paved path which leads to the front door with glass canopy over. The rear garden is accessed via a further paved path which leads to a side gate and is mainly laid to lawn with an extended patio which runs across the rear of the property. Close board fencing bound the rear and a border with flowers, trees and shrubs including a pretty clematis provide seasonal colour. Benefits include Solar panels and air source heat pump.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

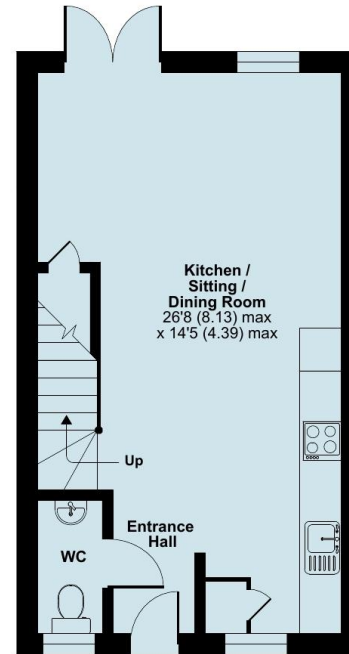
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

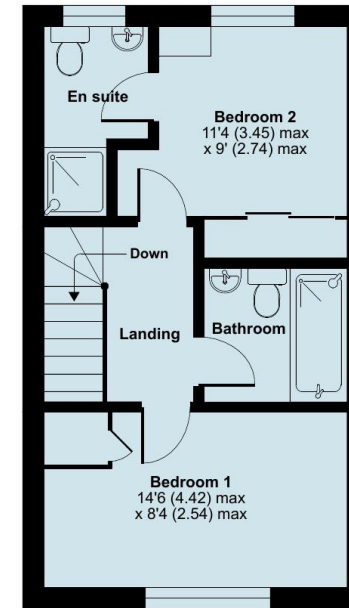


GROUND FLOOR

Allotment Drive, Wolston, Coventry, CV8

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Howkins & Harrison. REF: 1471454

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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